



ASSOCIATION NEWSLETTER

April 7, 2014

POOL RULES REMINDER

The following are the rules which are posted at the pool:

- **No Lifeguard on duty. Use at your own risk.**
- Please observe all pool & Jacuzzi rules.
- Pool privileges will be revoked or unit owner fined if rules are violated.
- Trespassers will be prosecuted.
C.P.C. 602 (Sheriff 681-4100)
- Pool open daily: 7:00 a.m. – 10 p.m.
(Fri – Sat until 11 p.m.)
- Guest must be accompanied by resident.
No more than 2 guests per registered resident.
- Pool for residents and guests only.
- Children under 7 years old are not allowed in the Jacuzzi.
- Children under 14 yrs. old should be accompanied & supervised by an adult registered resident.
- No smoking, running, skating, pets (except for certified ADA dogs) or glass containers, or allowed in pool/Jacuzzi area.
- No soap, bath oils, food, and drinks allowed in pool.
- Equipment or furniture abuse is prohibited.
- As a courtesy to your neighbors keep noise level to a minimum.
- Proper swim wear required.

Additionally, please do not open pool gate for unknown person(s).

AUTHORIZATION TO RELEASE INFORMATION FORM ENCLOSED

Enclosed is your copy of the Authorization to Release Information. Please take a minute to complete the form as desired and return it to the Association. Thank you.

LANDSCAPE RENOVATED; CONVERTED TO DRIP SYSTEM

The landscape around 7630 was renovated recently. About 300+ new plants were planted and the irrigation was converted to a drip system to save water. With the drip system, the Association will save somewhere between 20% - 40% on water usage. If you live in or by this building, thank you for your patience while the project was going on.

SEAVIEW CONSTRUCTION SERVICES TERMINATED

Homeowners should be aware that all services by Seaview Construction on behalf of the HOA have been terminated. The basis for the termination was a dispute over fixing defective repairs Seaview agreed to do at their own expense, which Seaview did not complete and direct threats made by the owner of Seaview against a member of the HOA Board of Directors. The result was the termination of all services by Seaview Construction on October 31, 2013, and a restraining order issued against the owner of Seaview that effectively bars him from the HOA premises for 3 years. Seaview is no longer authorized to be at the development, and any employee of Seaview must provide prior notice and receive an authorization and escort from the property manager to enter. This notice is being sent out as Seaview employees were recently found on HOA premises without

authorization or escort in violation of the Letter of Termination, and this was not the first time this type of violation had occurred.

Submitted by the Board

LATCHING OF PEDESTRIAN GATES URGED

When using the pedestrian gates, it is important to make sure that the gates are properly latched after going through. Please take an extra few seconds properly latch the gates. Thank you.

AREA BY FRONT DOOR NEEDS TO BE CLUTTER FREE

As a reminder, the front door steps, landings and walkways are all considered Common Areas. These areas are not meant to be used for personal storage.

Large items, like large potted plants, chairs, sofas, bikes and BBQ's are not appropriate as they restrict access and can represent a safety hazard to Emergency Responders.

Some units still have such large items in or along their front walkways that impede access.

These items are in the Common Area and need to be removed, and if not, can and will be removed by the Association at owner's expense.

GRAFFITI FOUND ON EXERCISE ROOM MIRRORS

Someone recently graffitied the mirrors in the gym with motivational statements. It was quite unfortunate as the Association had to pay extra to have it cleaned. Destruction or defacing the Assoc property is a crime. Any extra expenses will be passed on to unit owner upon confirmation.

MAINTENANCE CONCERNS? CALL MANAGEMENT

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to JamesN@Bartlein.com Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATOR AND BILL UNIT OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the

Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

NEW INFORMATION NEEDED

It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

BOARD MEETING SCHEDULED; REQUEST TO BE IN WRITING

The next monthly Board Meeting is scheduled for **Thursday, April 10, 2014**, at 6PM, at the Meeting Room of Bldg 7610 at our complex. Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is sent, posted at the mailbox area and/or posted on the website at least 4 days before.

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